



HIDEAWAY COTTAGE, WEST ASHLING

STRIDE & SON
Established 1890

HIDEAWAY COTTAGE, SOUTHBROOK ROAD, WEST ASHLING, PO18 8DN

PRICE GUIDE: £725,000 FREEHOLD

A delightful and well-presented 3-bedroom detached cottage situated in the much sought-after village of West Ashling within the South Downs National Park about 4 miles north-west of Chichester.



GROUND FLOOR:

RECEPTION HALL

SITTING ROOM/OPEN PLAN KITCHEN

BOOT/STORE ROOM

DINING ROOM/BEDROOM 3 WITH ENSUITE

FIRST FLOOR:

GALLERIED LANDING

2 BEDROOMS

FAMILY BATHROOM

OUTSIDE:

BRICK PAVED FRONTAGE DRIVEWAY

OFF STREET PARKING FOR 2 CARS

ENCLOSED, MAINLY PAVED FRONT & REAR GARDENS



DESCRIPTION:

A lovely, detached cottage situated within the South Downs National Park in the picturesque and highly regarded village of West Ashling and close to Chichester city centre. With easy access to the nature reserves of Chichester harbour and also its many sailing clubs this is a much sought-after location to be.

The property is well-presented and the all the rooms feel particularly light and bright throughout. On the ground floor the spacious reception hall leads into a bright, triple aspect living room with a newly fitted kitchen and big bay window with attractive window seat. There is ample versatile space for relaxing and dining and an up to date wood burner for the winter months. Also leading off the hall is a well-proportioned double bedroom with ensuite and French doors to the rear patio. This room could also be used as extra living space.

A useful boot/store room also leads off the hall with further French doors giving access to the sunny rear patio. An understairs cupboard provides further useful storage space. Stairs lead up to a light and attractive galleried landing with family bathroom and two further double bedrooms with hanging and shelving eaves storage throughout.

Outside the patio wraps around the cottage and provides good light and sunshine until dusk throughout the summer months. It is enclosed by fencing, private and secure and very easy to maintain. There is a small timber shed for garden storage and bicycles. The property is set back from the road and provides ample parking for two cars.



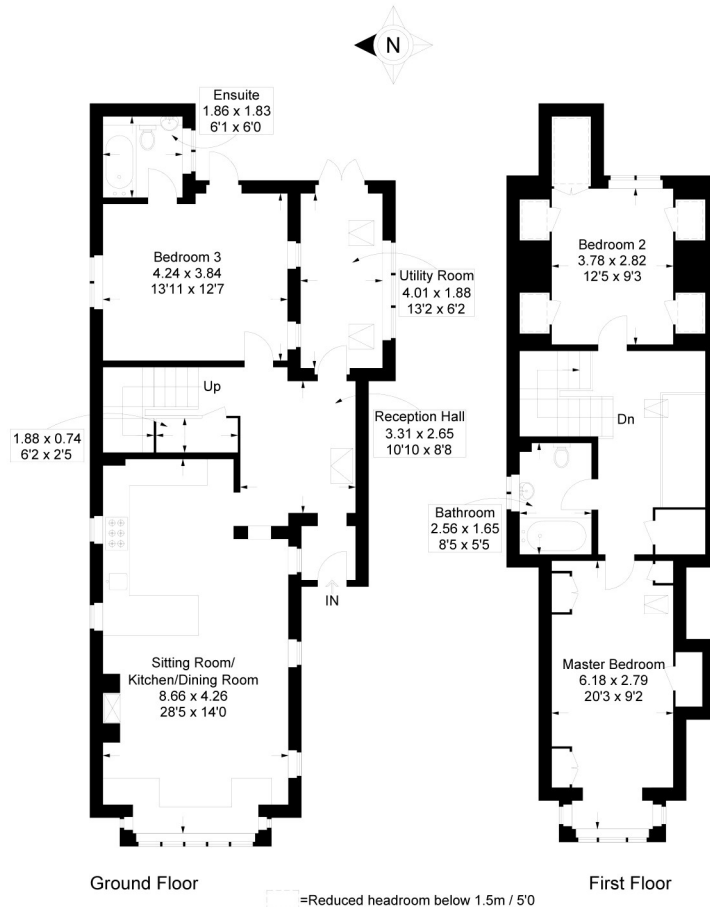
LOCATION:

The pretty village of West Ashling is located in the South Downs National Park about 4 miles to the north-west of Chichester city centre. It has a popular gastropub, primary school, village hall and a picturesque mill pond. The surrounding area is a paradise for wildlife enthusiasts, with beautiful walks and cycle routes over the South Downs, and around Chichester Harbour just to the south. Local amenities can be found in the nearby villages of Funtington and Bosham. The cathedral city of Chichester offers excellent high-street shopping, many fashionable restaurants, cafes, bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. It also has a mainline train station with regular services to London Victoria, and along the coast to Portsmouth and Brighton. The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horse racing including the Glorious Goodwood Festival.



Hideaway cottage, Southbrook Road, West Ashling

Approximate Gross Internal Area = 132.8 sq m / 1433 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 3.2 sq m / 34 sq ft
Total = 136.3 sq m / 1467 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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SERVICES: All main

LOCAL AUTHORITY: Chichester District Council, East Pallant House, Chichester,

Tel: 01243 785166

Council Tax Band—Band E

Energy Rating—C

DIRECTIONS:

From the Northgate roundabout just to the north of Chichester city centre take the exit signposted Funtington and East Ashling (B2178). Travel in a north-easterly direction for about 3.5 miles, passing through the village of East Ashling, and then take the next turning on the left onto Southbrook Road, signposted Bosham and West Ashling. Proceed for about 0.4 of a mile into West Ashling village, passing Down Street on the right, and Hideaway Cottage will be found almost immediately on the left.



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